



**TOWN OF HARPSWELL
PLANNING BOARD MINUTES
JULY 20, 2005
Approved August 17, 2005**

MEMBERS PRESENT

John Papacosma, Chairman
Dorothy Carrier, Vice Chairman
Joanne Rogers
Henry Korsiak
George Swallow
Kenneth Cichon, Associate Member

MEMBERS ABSENT

STAFF PRESENT

William Wells, Codes Enforcement
Marsha Hinton, Recording Secretary

The Town of Harpswell Planning Board meeting being duly advertised in the Times Record was called to order at 6:30 p.m. by John Papacosma, Chairman.

Minutes of June 15, 2005

John Papacosma noted a clerical error on page one of the minutes.

JOHN PAPACOSMA MOVED, SECONDED BY DOROTHY CARRIER TO ACCEPT THE MINUTES AS AMENDED.

UNANIMOUS APPROVAL

Dorothy Carrier, Vice Chair, reported on the site visits held on July 18, 2005 and attended by Ms. Carrier, Henry Korsiak, Joanne Rogers, George Swallow and Kenneth Cichon.

NEW BUSINESS

ITEM 1

05-07-01 DANA SMITH, (CAMELOT PLACE, LLC – OWNER), RECONSTRUCTION OF NON-CONFORMING STRUCTURE, COMMERCIAL FISHING, TAX MAP 41-121, ROUTE 24, HARPSWELL.

Dana Smith, applicant, explained the need to replace the middle structure on the site because of rotting floors, leaking roof and just generally overall poor condition. Mr. Smith described the issues with stormwater runoff, ledge, the narrowness of the property, emergency vehicle access, snow removal, and the septic system. Mr. Smith also outlined his proposal to replace the structure and preserve the existing deck structure.

The Planning Board discussed the size of the existing basement, the deck, the septic system, existing trees, and potential for making the structure less non-conforming.

William Wells, Codes Enforcement Officer, explained how to use the square footage of the deck as part of the formula for the allowable 30 percent increase to the overall size of the proposed structure.

John Papacosma, Chair, opened the floor to members of the public who wished to comment.

None being seen, John Papacosma closed the public portion of the meeting.

GEORGE SWALLOW MOVED, SECONDED BY DOROTHY CARRIER, THAT THE APPLICANT MEETS THE CRITERIA OF SHORELAND ZONING ORDINANCE § 10.3.2.2 AND THEREFORE TO APPROVE THE REPLACEMENT OF THE STRUCTURE ON THE FOOTPRINT OF THE ORIGINAL BUILDING AS PER THE APPLCIATION BUT THAT THE EXISTING DECK ON THE EAST WALL WILL HAVE TO BE REMOVED AND A DECK CAN BE PLACED ANYWHERE BUT NOT PROJECT ANY FURTHER EAST THAN THE SIDE WALL OF THE BUILDING AS APPROVED BY THE CODES ENFORCEMENT OFFICE.

UNANIMOUS APPROVAL

Planning Board consideration of § 13.4.7 of the Basic Land Use Code

13.4.7.1 Will maintain safe and healthful conditions.

JOANNE ROGERS MOVED, SECONDED BY DOROTHY CARRIER THAT THE APPLICANT MEETS THE REQUIREMENTS OF § 13.4.7.1 AS THE APPLICANT HAS STATED THAT THEY WILL USE BEST MANAGEMENT PRACTICES TO MAINTAIN SAFE AND HEALTHFUL CONDITIONS.

UNANIMOUS APPROVAL

13.4.7.2 Will not result in water pollution, erosion, or sedimentation to surface waters.

DOROTHY CARRIER MOVED, SECONDED BY HENRY KORSIAK TO FIND THAT THE APPLICANT HAS MET THE REQUIREMENTS OF § 13.4.7.2 IN THAT THE APPLICANT HAS INDICATED HE WILL BE USING BEST MANAGEMENT PRACTICES TO CONTROL ANY TYPE OF EROSION.

UNANIMOUS APPROVAL

13.4.7.3 Will adequately provide for the disposal of all wastewater.

JOANNE ROGERS MOVED, SECONDED BY DOROTHY CARRIER, THAT THE APPLICANT MEETS THE REQUIREMENTS OF § 13.4.7.3 AS THERE WILL NOT BE AN INCREASE TO THE CURRENT SYSTEM AND THE STRUCTURE WILL BE RESTRICTED TO ONE BEDROOM CAPACITY.

UNANIMOUS APPROVAL

13.4.7.4 Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat.

DOROTHY CARRIER MOVED, SECONDED BY HENRY KORSIAK TO FIND THAT THE APPLICATION MEETS THE REQUIREMENTS OF § 13.4.7.4 AS THE PROPOSAL WILL NOT ALTER THE USE OF THE SITE.

UNANIMOUS APPROVAL

13.4.7.5 Will conserve shore cover and points of access to inland and coastal waters.

JOANNE ROGERS MOVED, SECONDED BY DOROTHY CARRIER THAT THE APPLICATION MEETS THE REQUIREMENTS OF § 13.4.7.5 AS IT WILL NOT ALTER USE OF THE SITE.

UNANIMOUS APPROVAL

13.4.7.6 Will protect archaeological and historic resources as identified in the Town's Comprehensive Plan, or by the Maine Historic Preservation Commission or the National Park Service.

JOANNE ROGERS MOVED, SECONDED BY DOROTHY CARRIER TO FIND THAT THE APPLICATION MEETS THE REQUIREMENTS OF §13.4.7.6 AS THIS SITE HAS NOT BEEN IDENTIFIED BY THE TOWN OF HARPSWELL AS HAVING HISTORICALLY OR ARCHEOLOGICALLY SIGNIFICANT RESOURCES.

UNANIMOUS APPROVAL

13.4.7.7 Will not adversely affect existing commercial fishing or maritime activities in a Commercial Fisheries I or II District

GEORGE SWALLOW MOVED, SECONDED BY DOROTHY CARRIER THAT THE APPLICATION MEETS THE REQUIREMENTS OF § 13.4.7.7 IN THAT THE PROPOSED STRUCTURE WILL NOT ALTER THE EXISTING USE OF THE SITE.

UNANIMOUS APPROVAL

13.4.7.8 Will avoid problems associated with flood plains development and use.

JOANNE ROGERS MOVED, SECONDED BY JOHN PAPACOSMA TO FIND THAT THE APPLICATION MEETS THE REQUIREMENTS OF § 13.4.7.8 AS THE SITE IS NOT IN A FLOOD PLAIN.

UNANIMOUS APPROVAL

13.4.7.9 Is in conformance with the provisions of Section 15, Land Use Standards of the Shoreland Zoning Ordinance.

JOANNE ROGERS MOVED, SECONDED BY DOROTHY CARRIER TO FIND THAT THE APPLICATION MEETS THE DIMENSIONAL REQUIREMENTS OF § 13.4.7.9 AND WHERE THE APPLICATION DOES NOT MEET THE STANDARDS OF §15 IT MEETS THE NECESSARY STANDARDS OF § 10.3.

UNANIMOUS APPROVAL

ITEM 2

05-07-02 BOWDOIN COLLEGE, SITE PLAN REVIEW, DEEPWATER ACCESS TO SUPPORT COASTAL STUDIES CENTER PROGRAM AND RESEARCH, SHORELAND RESIDENTIAL, TAX MAP 36-2, ORR'S ISLAND.

Barney Baker, representative, introduced Dr. Ann Henshaw, Dr. Amy Johnson, Greg Hogan and Steve Diurnal. Mr. Baker pointed out the problems with the current pump station, the need to have deep water access, and the reasons for the choice of the proposed site. Mr. Baker described the off shore construction process, concern to protect the environment, preservation of trees, lighting, various permits for construction on this site, support of the commercial fishing industry and providing access to disabled persons.

The Planning Board held discussion on the previous site plan approval, whether this was a commercial activity as defined by the ordinance, tree protection, construction of the walkway, lighting, water safety, water quality, the lab, utilities, traffic, notification of the fire chief and roads commissioner, vehicular circulation, pedestrian access, parking, commercial fishing in the area, and lack of comment from abutters.

Planning Board consideration of Site Plan Review § 15

Section 15.1 Dimensional Requirements

JOHN PAPACOSMA MOVED, SECONDED BY DOROTHY CARRIER TO FIND THAT THE APPLICATION MEETS THE REQUIREMENTS OF § 15.1 OF THE SITE PLAN REVIEW ORDINANCE.

UNANIMOUS APPROVAL

Section 15.2 Utilization of the Site

JOHN PAPACOSMA MOVED, SECONDED BY GEORGE SWALLOW TO FIND THAT THE APPLICATION MEETS THE REQUIREMENTS OF § 15.2 AS THERE HAS BEEN TESTIMONY THAT THERE WILL BE MINIMAL INCURSION INTO THE SITE, THAT THEY WILL USE THE NATURAL SLOPE OF THE LAND AND THE CONSTRUCTION WILL HAVE MINIMAL IMPACT UPON NATURAL HABITAT.

UNANIMOUS APPROVAL

Section 15.3 Adequacy of Road Systems

JOHN PAPACOSMA MOVED, SECONDED BY DOROTHY CARRIER THAT THE APPLICANT CURRENTLY MEETS THE REQUIREMENTS OF SECTION 15.3 ADEQUACY OF ROAD SYSTEMS BUT IN THE FUTURE IF THE ACTIVITY THERE OVER BURDENS THE ROAD SYSTEM IT SHOULD BE SUBJECT TO SOME FORM OF REVIEW FOR REMEDIATION.

AMENDED AS ... 15.3 ADEQUACY OF ROAD SYSTEMS BUT IN THE FUTURE SHOULD A TRAFFIC PROBLEM ARISE THAT THE APPLICANT OVER BURDENS THE ROAD SYSTEM THE NEXT STEP SHOULD BE A SITE REVIEW RELATING TO THE CONDITION.

FURTHER AMENDED AS ...SECTION 15.3 ADEQUACY OF ROAD SYSTEMS BUT IN THE FUTURE SHOULD THE PLANNING BOARD FIND ...

FURTHER AMENDED AS ...SECTION 15.3 ADEQUACY OF ROAD SYSTEM BUT IN THE FUTURE SHOULD THE PLANNING BOARD FIND THAT AN INCREASE IN TRAFFIC.

No vote taken.

JOANNE ROGERS MOVED WITHOUT SECOND, TO FIND THAT THE APPLICATION MEETS THE REQUIREMENTS OF 15.3 ADEQUACY OF ROAD SYSTEM IN THAT THE PURPOSE OF THE PROJECT IS TO SUPPORT THE EXISTING ON SITE USE. IF, HOWEVER, IN THE FUTURE THERE IS ADDITIONAL TRAFFIC CREATED BY THE PROJECT THE PLANNING BOARD WILL CONSIDER REMEDIATION.

GEORGE SWALLOW MOVED, SECONDED BY DOROTHY CARRIER TO FIND THAT THE APPLICATION MEETS THE REQUIREMENTS OF § 15.3 IN THAT THE APPLICATION HAS STATED THERE WILL BE NONE TO MINIMAL INCREASE IN TRAFFIC DUE TO THE PROJECT. AT A LATER DATE IF IT IS DETERMINED THAT AN INCREASE IN TRAFFIC CAUSED BY THE APPLICANT'S PROJECT CONSTITUTES A HAZARD THE SITE WILL THEN BE SUBJECT TO A SITE PLAN REVIEW FOR A POSSIBLE AMENDMENT TO THE SITE PLAN TO ALLIVATE THE TRAFFIC PROBLEM.

UNANIMOUS APPROVAL

Section 15.4 Access into the Site

GEORGE SWALLOW MOVED, SECONDED BY DOROTHY CARRIER TO FIND THAT THE APPLICATION MEETS THE REQUIREMENTS OF § 15.4 IN THAT THE APPLICATION HAS STATED THERE WILL BE NONE TO MINIMAL INCREASE IN ACCESS INTO THE SITE DUE TO THE PROJECT. AT A LATER DATE IF IT IS DETERMINED THAT AN INCREASE IN ACCESS INTO THE SITE CAUSED BY THE APPLICANT'S PROJECT CONSTITUTES A HAZARD THE SITE WILL THEN BE SUBJECT TO A SITE PLAN REVIEW FOR A POSSIBLE AMENDMENT TO THE SITE PLAN TO ALLIVATE THE SITE ACCESS PROBLEM.

UNANIMOUS APPROVAL

Section 15.5 Access/Egress Way Location and Spacing

GEORGE SWALLOW MOVED, SECONDED BY DOROTHY CARRIER TO FIND THAT THE APPLICATION MEETS THE REQUIREMENTS § 15.5 AS THERE IS ONLY ONE ACCESS WAY.

UNANIMOUS APPROVAL

Section 15.6 Internal Vehicular Circulation

The Planning Board discussed site plan review notification of the Road Commissioner and Fire Departments. Dorothy Carrier asked that the Fire Chiefs and Roads Commissioner respond one way or the other because it is essential on a site plan review and is required by the ordinance. Ms. Carrier stated that the Planning Board needed some indication of whether there is an issue regarding the site to be certain that it was adequately covered by the Board.

JOHN PAPACOSMA MOVED, SECONDED BY GEORGE SWALLOW TO FIND THAT THE APPLICATION MEETS THE INTENT OF § 15.6 INTERNAL VEHICLUAR CIRCULATION.

UNANIMOUS APPROVAL

Section 15.7. Parking

DOROTHY CARRIER MOVED, SECONDED BY HENRY KORSIK TO FIND THAT THE APPLICATION MEETS THE REQUIREMENTS OF §15.7 AS THEY APPEAR TO HAVE ADEQUATE PARKING FOR THE PRESENT USE AND WITH THE CONDITION THAT IF IT IS DETERMINED AT A LATER DATE THAT AN INCREASE IN PARKING AT THE SITE CAUSED BY THE APPLICANT'S PROJECT CREATES A HAZARD THE SITE WILL BE SUBJECT TO SITE PLAN REVIEW FOR AMENDMENT TO THE SITE PLAN TO REVIEW PARKING AT THE SITE.

UNANIMOUS APPROVAL

Section 15.8 Pedestrian Circulation

JOANNE ROGERS MOVED, SECONDED BY DOROTHY CARRIER TO FIND THAT AT THE PRESENT TIME THE APPLICATION MEETS THE REQUIREMENTS OF § 15.8 AND THAT IF IN THE FUTURE IT IS DETERMINED THAT AN INCREASE IN PEDESTRIAN CIRCULATION AT THE SITE CAUSED BY THE APPLICANT'S PROJECT CREATES A HAZARD THE SITE WILL BE SUBJECT TO SITE PLAN REVIEW FOR AMENDMENT TO THE SITE PLAN TO REVIEW PEDESTRIAN CIRCULATION.

UNANIMOUS APPROVAL

Section 15.9 Stormwater Management

JOANNE ROGERS MOVED, SECONDED BY DOROTHY CARRIER THAT THE APPLICATION MEETS THE REQUIREMENTS OF § 15.9 IN THAT THE DRAINAGE WAYS OF THE SITE WILL NOT BE ALTERED AS A CONSEQUENCE OF THIS PROPOSAL.

UNANIMOUS APPROVAL

Section 15.10 Erosion Control

JOANNE ROGERS MOVED, SECONDED BY DOROTHY CARRIER THAT THE APPLICATION MEETS THE REQUIREMENTS OF § 15.10 AS BEST MANAGEMENT PRACTICES WILL BE UTILIZED, ANY REMOVAL OF VEGETATION WILL BE KEPT TO A MINIMUM, THE WHARF WILL BE CONSTRUCTED FROM A BARGE, AND IN ACCORDANCE WITH THE HARPSWELL SHORELAND ZONING ORDINANCE § 15.16.

UNANIMOUS APPROVAL

Section 15.11 Water Supply and Groundwater Protection

DOROTHY CARRIER MOVED, SECONDED BY JOANNE ROGERS THAT THE APPLICATION MEETS THE REQUIREMENTS OF § 15.11 BECAUSE IT WILL NOT RESULT ANY ADDITIONAL GROUNDWATER USAGE.

UNANIMOUS APPROVAL

Section 15.12 Subsurface Waste Disposal

JOANNE ROGERS MOVED, SECONDED BY DOROTHY CARRIER THAT THE APPLICATION MEETS THE REQUIREMENTS OF § 15.12 AS THERE WILL BE NO ADDITIONAL WASTEWATER.

UNANIMOUS APPROVAL

Section 15.13 Utilities and Essential Services

DOROTHY CARRIER MOVED, SECONDED BY JOANNE ROGERS THAT THE APPLICATION MEETS THE REQUIREMENTS OF §15.13 AS THEY ARE REQUIRING NO ADDITIONAL LINES TO MEET THE NEEDS OF THE PROJECT.

UNANIMOUS APPROVAL

Section 15.14 Natural Features and Buffering

JOHN PAPACOSMA MOVED, SECONDED BY HENRY KORSIAK TO FIND THAT THE APPLICATION MEETS THE REQUIREMENTS OF § 15.14 IN THAT THERE WILL BE MINIMAL REMOVAL OF VEGETATION.

No vote taken.

JOANNE ROGERS MOVED, SECONDED BY DOROTHY CARRIER TO FIND THAT THE APPLICATION MEETS THE REQUIREMENTS OF § 15.14 AS THERE WILL BE A LIMITED AMOUNT OF SOIL DISTURBANCE AND A LIMITED AMOUNT OF WALKWAY VISIBILITY FROM THE WATER.

UNANIMOUS APPROVAL

Section 15.15 Lighting

JOANNE ROGERS MOVED, SECONDED BY DOROTHY CARRIER THAT THE APPLICATION MEETS THE REQUIREMENTS OF §15.15 AS THEY ARE PROPOSING MINIMAL LIGHTING ALONG THE PIER AND WALKWAY TO ALLOW FOR SAFE PEDESTRIAN USAGE.

UNANIMOUS APPROVAL

Section 15.16 Water Quality Protection

JOANNE ROGERS MOVED, SECONDED BY DOROTHY CARRIER THAT THE APPLICATION MEETS THE REQUIREMENT OF § 15.16 AS THE WATER DISCHARGED WILL BE RELATIVELY UNCHANGED FROM WHEN IT WAS EXTRACTED.

UNANIMOUS APPROVAL

Section 15.17 Hazardous, Special and Radioactive Materials

JOANNE ROGERS MOVED, SECONDED BY DOROTHY CARRIER THAT THE APPLICATION MEETS THE REQUIREMENTS OF § 15.17 AS THERE WILL BE NONE STORED ON SITE.

UNANIMOUS APPROVAL

Section 15.18 Solid, Special and Hazardous Waste Disposal

DOROTHY CARRIER MOVED, SECONDED BY JOHN PAPACOSMA THAT THE APPLICATION MEETS THE REQUIREMENTS OF § 15.18 AS THE APPLICANT HAS STATED THAT NO CHEMICALS OR HAZARDOUS MATERIALS WILL BE STORED ON SITE.

UNANIMOUS APPROVAL

Section 15.19 Historic and Archaeological Resources

JOANNE ROGERS MOVED, SECONDED BY DOROTHY CARRIER THAT THE APPLICATION MEETS THE REQUIREMENTS OF § 15.19 AS THE LETTER FROM NHPC SAYS THAT THERE IS NO HISTORIC OR ARCHAEOLOGICAL PROPERTIES AS DEFINED BY THE NATIONAL HISTORIC PRESERVATION ACT AFFECTED BY THE PROJECT.

UNANIMOUS APPROVAL

Section 15.20 Floodplain Management

JOANNE ROGERS MOVED, SECONDED BY JOHN PAPACOSMA THAT THE APPLICATION MEETS THE REQUIREMENTS OF § 15.20 CONDITIONED UPON RECEIPT OF THE NECESSARY FLOODPLAIN DEVELOPMENT PERMITS.

UNANIMOUS APPROVAL

Section 15.21 Technical and Financial Capacity

JOANNE ROGERS MOVED, SECONDED BY DOROTHY CARRIER THAT THE APPLICATION MEETS THE REQUIREMENTS OF §15.21 AS IT HAS BEEN STATED THAT THEY DO HAVE THE APPROPRIATE CAPACITY TO CONSTRUCT AND OPERATE THE SYSTEM.

UNANIMOUS APPROVAL

Planning Board consideration of Shoreland Zoning Ordinance § 15.3

15.3.1 Development on Appropriate Soils

GEORGE SWALLOW MOVED, SECONDED BY JOANNE ROGERS THAT THE APPLICATION MEETS THE REQUIREMENTS OF § 15.3.1 BY DEMONSTRATION OF THE WAY THE PILINGS WILL BE PUT IN, THE SPAN BETWEEN THE PILINGS AND THAT THE WHARF WILL BE ASSEMBLED OFF SHORE BY BARGE.

UNANIMOUS APPROVAL

15.3.2 Interference with Existing Beach Area

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS THAT THE APPLICATION MEETS THE REQUIREMENTS OF §15.3.2 AS THERE IS NO BEACH AREA.

UNANIMOUS APPROVAL

15.3.3 Adverse Affect on Fisheries

JOANNE ROGERS MOVED, SECONDED BY DOROTHY CARRIER THAT THE APPLICATION MEETS THE REQUIREMENTS OF §15.3.3 AS A STUDY OF THE FISHERIES IN THAT AREA INDICATES THE DESIGN OF THE WHARF SYSTEM HAS INCORPORATED THE SITE'S NATURAL CHARACTERISTICS TO REDUCE ITS IMPACT ON THE HABITAT.

UNANIMOUS APPROVAL

15.3.4 No Larger than Necessary

JOHN PAPACOSMA MOVED, SECONDED BY GEORGE SWALLOW THAT THE APPLICATION MEETS THE REQUIREMENTS OF § 15.3.4 AND IS CONSISTENT WITH THE EXSITING CONDITIONS, USE, AND CHARACTOR OF THE AREA.

UNANIMOUS APPROVAL

15.3.4.2 Commercial Piers

JOHN PAPACOSMA MOVED WITHOUT SECOND BY THAT THE APPLICANT HAS ADEQUATELY EXPLAINED WHY THE WIDTH OF THE WHARF IS GREATER THAN 16 FEET AND THEREFORE THEY HAVE MET THE INTENT OF § 15.3.4.2

GEORGE SWALLOW MOVED, SECONDED BY HENRY KORSIAK TO CONSIDER § 15.4.3.2 AFTER CONSIDERATION OF § 15.3.5.

No vote taken.

John Papacosma, Chair, stated that because § 15.3.4.2 hinges upon § 15.3.5 that the Planning Board will consider § 15.3.5 before consideration of § 15.3.4.2.

15.3.5 New Structures

The Planning Board held discussion on the whether a commercial fishing structure must meet the definition of commercial use and the legal definition of "commercial fishing structure". Joanne Rogers read the Town of Harpswell ordinance definition of commercial use. Ms. Rogers stated that she could not make this proposal fit that definition of commercial use and would not stretch it to make it fit. George Swallow stated that he felt that since this lab was in support of the commercial fishing industry it would fit under the Town of Harpswell ordinance definitions. John Papacosma stated that historically the Planning Board has taken a strict interpretation of the ordinances. Bill Wells stated that both the Codes Office and Planning Director agreed with Mr. Swallow's interpretation.

GEORGE SWALLOW MOVED WITHOUT SECOND THAT THE SITE PLAN MEETS THE CONDITIONS OF § 15.3.5 AND THAT THE PUMP HOUSE STRUCTURE RELATES TO COMMERCIAL FISHING AND THEREFORE CAN BE BUILT ON THE PIER ITSELF.

Kenneth Cichon stated that in fairness to the applicant, the Planning Board's need for a legal definition of "commercial fishing" and due to the lateness of the hour that this agenda item should be tabled.

JOANNE ROGERS MOVED, SECONDED BY DOROTHY CARRIER TO TABLE FURTHER DISCUSSION ON THE BOWDOIN COLLEGE PROJECT UNTIL LEGAL OPINION FROM THE TOWN ATTORNEY HAS ARRIVED REGARDING SHORELAND ZONING ORDINANCE §15.3.4 AND ITS SUBSECTIONS, 15.3.5, AND 14.1 NUMBER 15.5 AND COMPLETION OF APPROPRIATE NOTIFICATION OF THE PUBLIC BUT NO LATER THAN THE NEXT REGULARLY SCHEDULED MEETING.

UNANIMOUS APPROVAL

OLD BUSINESS

ITEM 1

05-05-02 JANET NANNEN, FROST FISH COVE HOA, SUBDIVISION AMENDMENT REVIEW, MERGE LOT LINES, SHORELAND RESIDENTIAL, TAX MAP 63-29 & 31, OAKHURST ISLAND ROAD, HARPSWELL.

Marsha Hinton, Planning Assistant, explained that due to a clerical error on the original Affidavit Regarding Lot 1 and "Common Area" Lot of the Frost Fish Cove Subdivision in Harpswell that it was necessary to generate a new document.

The Planning Board signed the new affidavit.

There being no other business before the Planning Board, **JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK TO ADJOURN.**

Meeting adjourned at 10:50 p.m.

Respectfully Submitted,

Marsha M. Hinton
Planning Assistant

